

To Let | 3 Brand-New Urban Logistics & Industrial Units
Ranging from 24,778 SQ FT – 46,643 SQ FT
Total – 110,666 SQ FT

Available Q3 2027



BEAM

HANGER LANE



HANGER LANE, WEST GATE,
LONDON, W5 1DT

ACCESS TO LONDON'S FUTURE OF LOGISTICS

Three best-in-class urban logistics and industrial warehouse units designed for the demands of modern distribution, manufacturing, technology and trade users transforming the former office tower site into a next-generation logistics and industrial hub with exceptional connectivity across Central London and the wider motorway network.

Strategically located moments from Hanger Lane and key arterial routes through the capital, the scheme offers fast, efficient

access into Central London and across the wider motorway network, enabling occupiers to serve the capital with speed and reliability. Hanger Lane Station is just a short walk away, providing direct access to the Central Line.

With sustainability at its core and specification designed for performance, this is the next generation of logistics space in one of London's most established logistics and industrial locations.



ADVANCED LOGISTICS PERFORMANCE

A high-quality, self-contained urban logistics and industrial scheme comprising three warehouse units, designed to support occupiers across distribution, last-mile logistics and light industrial use.

Designed with flexibility in mind, the scheme offers generous clear heights, integrated office space and efficient yard layouts within a secure site, while also offering excellent ESG credentials with PV panels in place, offering protection against rising utility and gas price movements.



50 kN/m² UDL & 90 kN Point Load



15m Ceiling Height



24/7 Unrestricted Access



2.3 mVA Power Supply



8m Floor to Mezzanine, 7m Mezzanine to Ceiling



6 EV Parking Spaces



PV Panels Installed



EPC A & BREEAM Excellent Targeted



10% Roof Lights

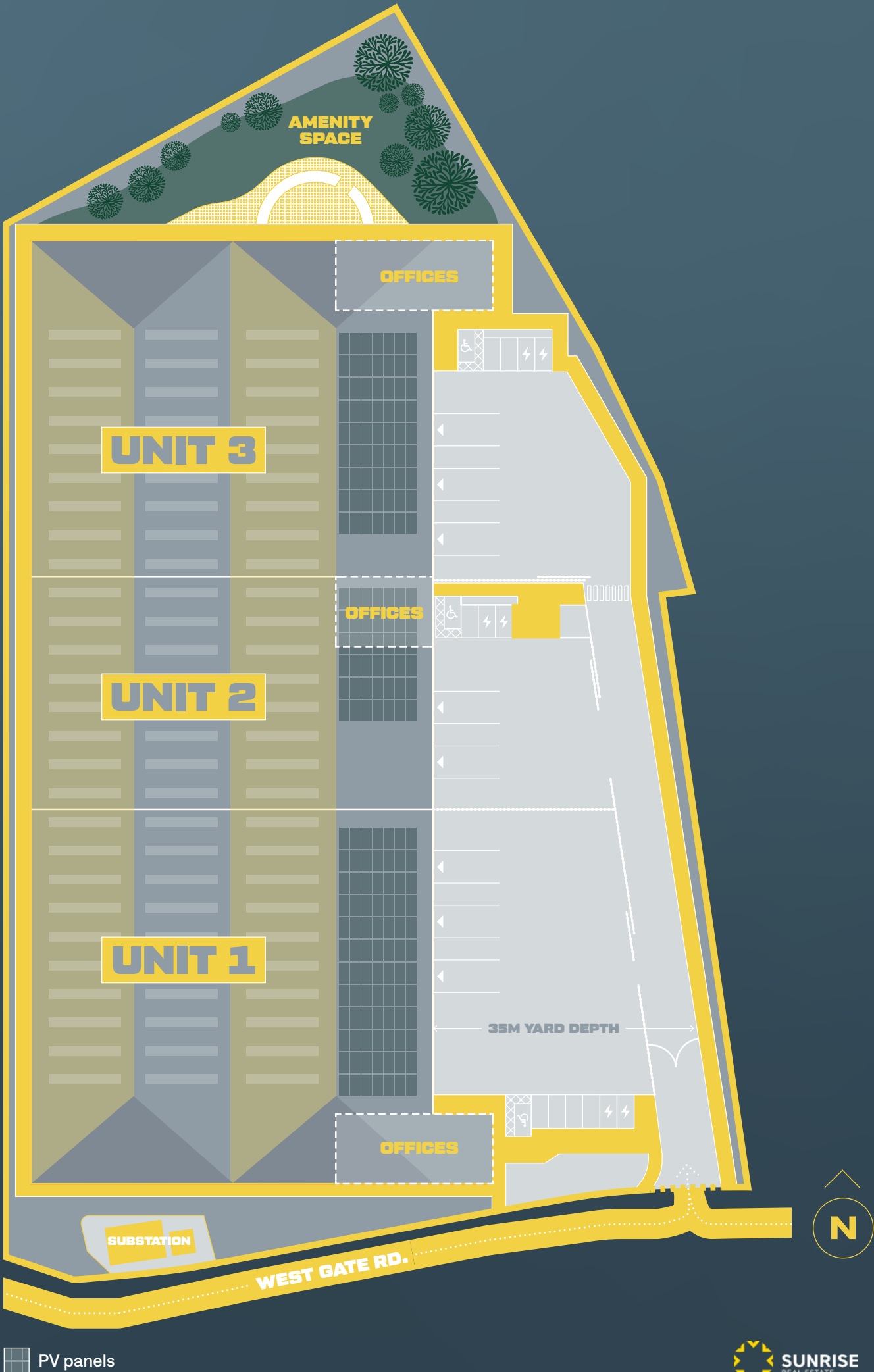


LED Lighting Throughout

UNIT 1		
AREA	SQM	SQ FT
Warehouse	3,030	32,611
Office	659	7,098
Mezzanine	644	6,934
Total	4,334	46,643
Access Doors	3	
Car Parking Spaces	7	

UNIT 2		
AREA	SQM	SQ FT
Warehouse	1,642	17,675
Office	364	3,912
Mezzanine	296	3,191
Total	2,302	24,778
Access Doors	2	
Car Parking Spaces	4	

UNIT 3		
AREA	SQM	SQ FT
Warehouse	2,542	27,361
Office	602	6,482
Mezzanine	502	5,403
Total	3,646	39,245
Access Doors	3	
Car Parking Spaces	5	





CONNECTED FOR SUCCESS

Located directly adjacent to Park Royal, BEAM Hanger Lane benefits from immediate access to the A40 and A406, providing fast connections into Central London and the wider motorway network. Ideally suited for last-mile distribution, the scheme also offers excellent public transport connectivity, with Hanger Lane (Central Line) a short walk away, providing direct access across London. The location places occupiers within one of West London’s key industrial and employment hubs.

 WALK

Hanger Lane – Central Line	8 mins
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 RAIL

Paddington	15 mins
Euston	28 mins
Victoria	48 mins
Bond Street / West End	18 mins
Piccadilly Circus	25 mins

 PORTS

London Gateway	1 hr
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 ROAD

A40	0.5 miles	2 mins
A406	0.5 miles	2 mins
M1 (J1)	4.3 miles	12 mins
M25 (J16)	11 miles	15 mins
Central London (West End)	8.2 miles	26 mins

 AIRPORT

Heathrow	20 mins
Luton	40 mins
London City	45 mins

Contact the agents below to find out more about BEAM Hanger Lane:

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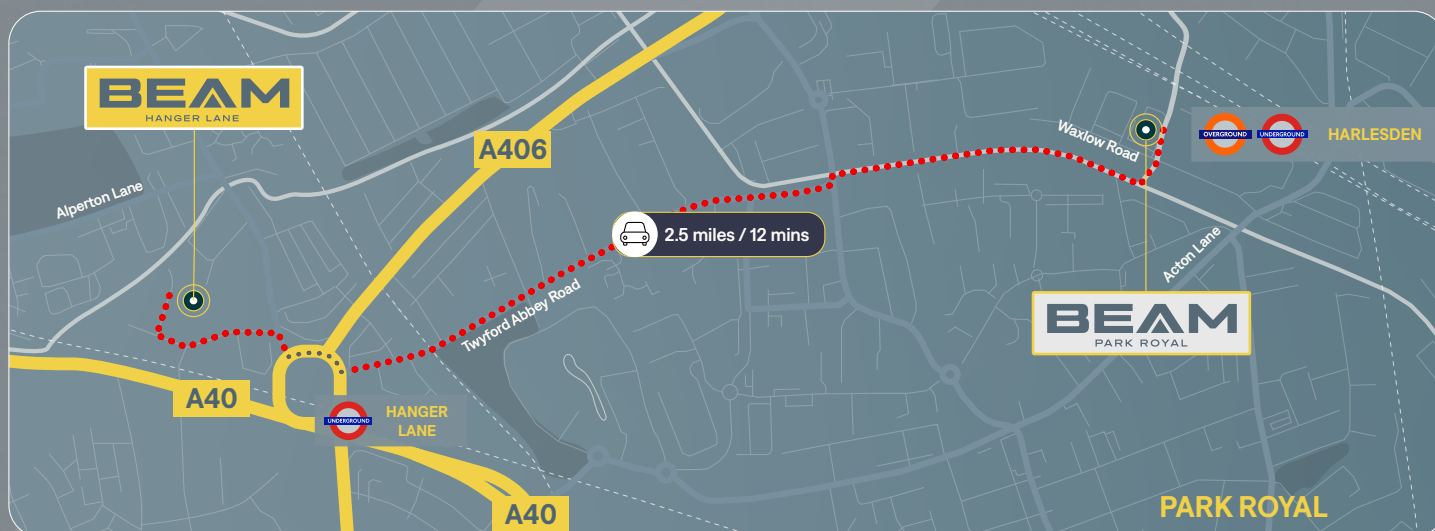
MEET OUR SISTER ESTATE

> BEAM PARK ROYAL

KEY HIGHLIGHTS

- ▶ 93,941 SQ FT of Grade A logistics space
- ▶ Available Q3 2027
- ▶ Designed for urban logistics and industrial use
- ▶ Immediate access to the A40, A406 and wider motorway network
- ▶ 10-minute walk to Harlesden Underground Station (Bakerloo Underground and Lioness Overground Line)
- ▶ 750 kVA power supply
- ▶ Strong ESG specification with PV panels installed

View the full Park Royal teaser brochure:



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